

NEWPORT BEACH

Public Information Meeting

Monday,
September 9, 2013
6:00 p.m.

Newport Beach Civic Center
100 Civic Center
Community Room

Taking the next step in implementing
the 2006 General Plan

Learn about the City's Land Use Element
Amendment process at our first public
information meeting. Your attendance
and input is appreciated.

www.newportbeachca.gov/index.aspx?page=2289

For more information contact:

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Land Use Element Amendment



Agenda

■ Introductory Comments

*Ed Selich, Chair Land Use Element Amendment Advisory Committee
City Council Member*

■ Presentation

- What is a General Plan?
- Why is the Land Use Element Being Amended?
- How Can the Public be Involved?
- Foundation for the Amendments: Building on the 2006 General Plan
- What are the Preliminary Ideas?
- What are the Next Steps in the Planning Process?

■ Questions and Answers

■ Adjournment



What is a General Plan?

Government Code Section 65300 et. seq.:

“Every planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.”



What is a General Plan?

Required Content (Minimum)

- Land Use Element
- Housing Element
- Circulation Element
- Open Space Element
- Conservation Element
- Safety Element
- Noise Element



What is a General Plan?

Optional Content

- May adopt other elements or address any other subjects, which relate to the physical development of the community
- Carries the same weight of law as the mandated elements



Why is it Important?

Police Power

GENERAL PLAN

Specific Plans

Coastal Plans

Zoning

Design Guidelines

**Sub-
division
Maps**

**Develop-
ment
Permit**

**Conditional
Use
Permits**

Variances

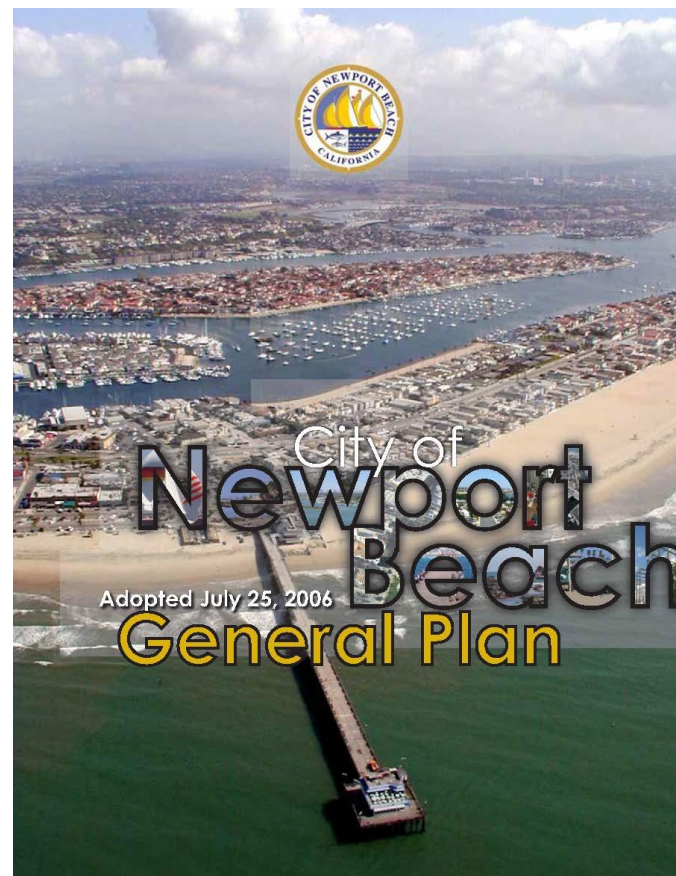
**Capital
Improve-
ments**



What is in NB's General Plan?

- Chapter 1 **Introduction**
- Chapter 2 **Vision Statement**
- Chapter 3 **Land Use Element**
- Chapter 4 **Harbor and Bay Element***
- Chapter 5 **Housing Element**
- Chapter 6 **Historical Resources Element***
- Chapter 8 **Recreation Element***
- Chapter 9 **Arts and Cultural Element***
- Chapter 10 **Natural Resources Element**
- Chapter 11 **Safety Element**
- Chapter 12 **Noise Element**
- Chapter 13 **Implementation Programs**

* Optional Element





Why Amend the Land Use Element?

- **Government Code Section 65103(a)**

Each city shall “periodically review, and revise, as necessary, the general plan...to reflect changed circumstances.”

- **Principle of Adaptability—”A Living and Breathing Document”**

- Changing market economy
- Emerging opportunities and best practices to achieve community visions
- New legislation



Why Amend the Land Use Element?

- Policy and Planning Documents Adopted Since 2006
 - Lido Village Design Guidelines
 - Balboa Village Master Plan
- Properties with Reduced Development Capacities (i.e., reduced trip generation)
 - On-the-ground Development below Plan-Specified Capacities
 - Properties Not to be Fully Developed
- Increased Development Potential, within Vehicle Trip Constraints



Why Amend the Land Use Element?

Voter approval is required for any major amendment to the Newport Beach General Plan. A “major amendment” is one that:

- significantly increases the maximum amount of **traffic** that allowed uses could generate (over 100 peak hour trips, or
- significantly increases allowed **density or intensity**. (over 40,000 square feet of floor area)



Foundation for Amendments

Consistency with and Build on 2006 General Plan Vision, Goals, and Policies

- **Preserved and enhanced character** as a unique residential community
- **Conservative growth strategy** —Accommodate development that enhances fiscal health and account for market demands, while maintaining and improving the quality of life
- **Changes in use and/or density** in areas that are
 - Economically underperforming
 - Accommodate Newport Beach's fair share of regional growth
 - Reduce commuting distance between home and jobs
 - Enhance the values distinguishing Newport Beach as a special place to live for its residents



Foundation for Amendments

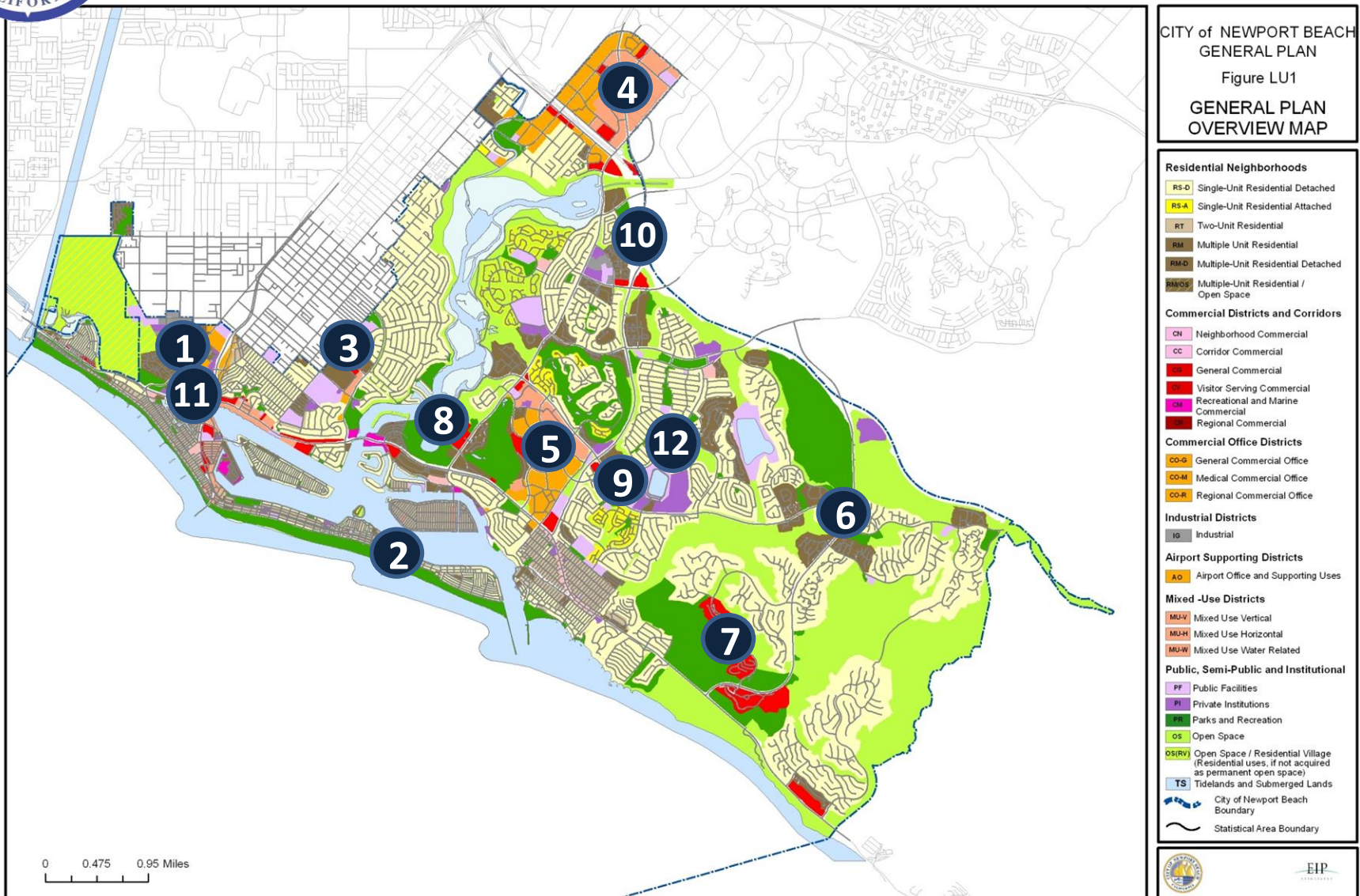
2006 General Plan Opportunities for Change

Consolidation of existing uses; infill and intensification of existing development consistent with area visions and character

- West Newport
- West Newport Mesa
- John Wayne Airport Area
- Fashion Island/Newport Center
- Balboa Peninsula
- Mariners' Mile



Study Areas





Reduced Capacity

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Westcliff Plaza

Supporting Facts:
Property not to be developed to full General Plan capacity

GP: Neighborhood Commercial (CN)

Allowed Floor Area: 138,500 SF

Existing Floor Area: 112,986 SF

Recommended Reduction:

14,514 SF

Remaining Capacity: 11,000 SF





Reduced Capacity



Newport Coast Center
Supporting Facts:
Property not to be
developed to full
General Plan capacity

GP: Neighborhood Commercial
(CN)

Allowed Floor Area: 141,787 SF

Existing Floor Area: 103,712 SF

Recommended Reduction:

37,875 SF

Remaining Capacity: 200 SF





Reduced Capacity



Newport Coast Hotel Rooms

Supporting Facts:

Property not to be developed to full General Plan capacity

GP: Visitor-Serving Commercial (CV)

Allowed Rooms: 2,150

Existing Rooms: 1,128

Recommended Reduction: 1,022 Rooms

Remaining Capacity: 0 Rooms



Reduced Capacity



Bayside Center
Supporting Facts:
Property not to be developed to full General Plan capacity

GP: Neighborhood Commercial (CN)
Allowed Floor Area: 66,000 SF
Existing Floor Area: 65,284 SF
Recommended Reduction: 366 SF
Remaining Capacity: 350 SF





Reduced Capacity



Harbor View Center

Supporting Facts:

Property not to be developed to full General Plan capacity

GP: Neighborhood Commercial (CN)

Allowed Floor Area: 74,000 SF

Existing Floor Area: 71,993 SF

Recommended Reduction: 1,875 SF

Remaining Capacity: 150 SF





Reduced Capacity



The Bluffs

Supporting Facts:
Property not to be developed to full General Plan capacity

GP: General Commercial (CG)
Allowed Floor Area: 54,000 SF
Existing Floor Area: 50,312 SF
Recommended Reduction: 3,538 SF
Remaining Capacity: 150 SF





Reduced Capacity



Gateway Park

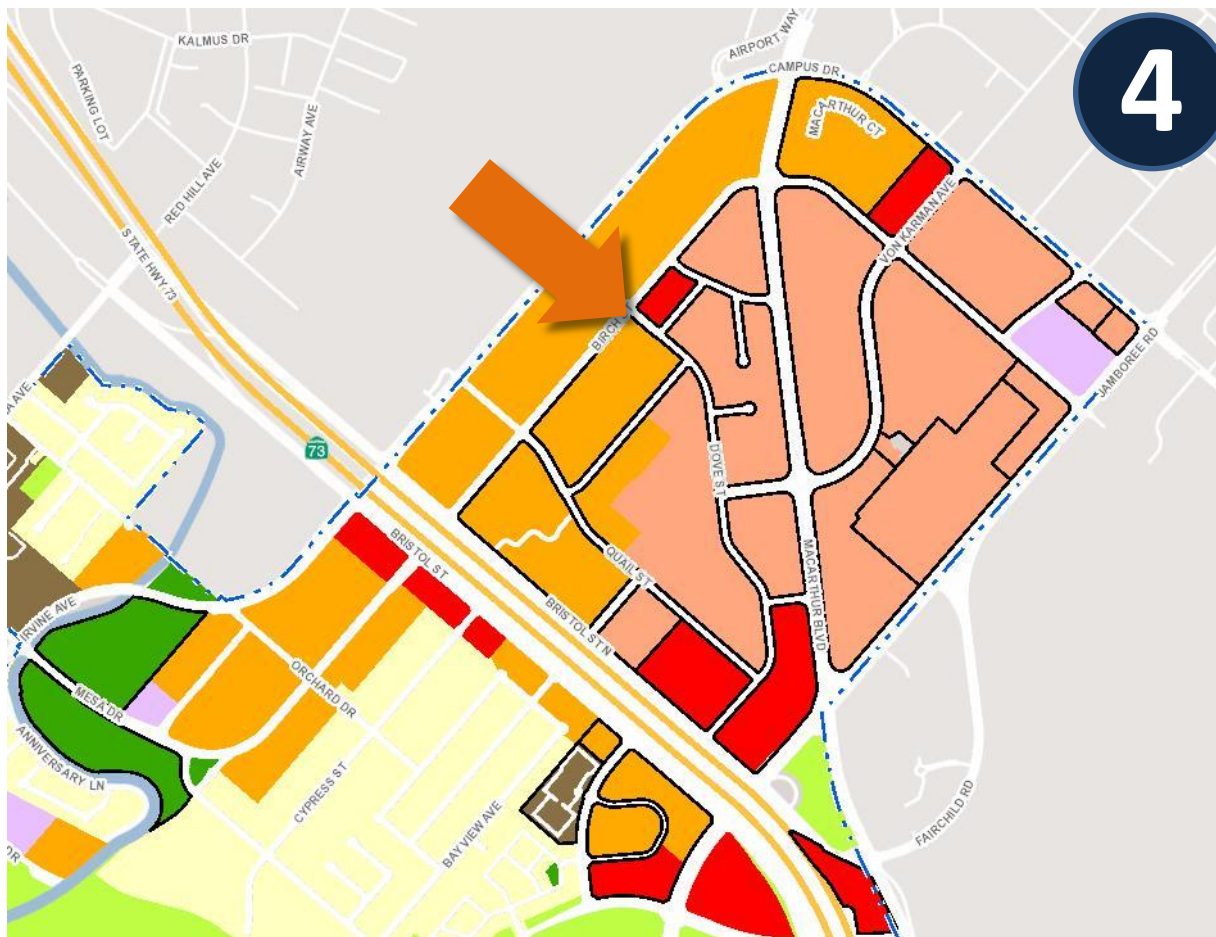
Supporting Facts:
Property developed as a park

GP: Commercial Corridor (CC)
Allowed Floor Area: 4,356 SF
Existing Floor Area: 0 SF
Recommended Designation: Parks and Recreation (PR)
Recommended Reduction: 4,356 SF
Remaining Capacity: 0 SF





No Change in Capacity



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Airport Area

Supporting Facts:

Economic analyses indicate General Plan residential densities sufficient for development feasibility; Housing balanced with objective to preserve opportunities for industrial uses

Allowed : 2,200 DUs

Additive: 500 DUs

Replacement: 1,650 DUs

Recommendation: No change in DU capacity



No Change in Capacity

West Newport Blvd. Commercial

Commercial Corridor (CC) .5

Allowed Floor Area: 23,086 sq ft.

Existing Floor Area: 38,500 sq ft. (approx.)

13

Lido Marina Village

Mixed Use Water Related 2: .5 FAR for Commercial only Development

Allowed Floor Area (Commercial Only): 109,989 sq ft.

Existing Floor Area: 225,500 sq ft. (approx.)

Via Lido Plaza

General Commercial (CG) .5

Allowed Floor Area: 104,761sq ft.

Existing Floor Area: 101,856 sq ft. (approx.)

City Hall Site
Proposed Hotel

Lido Villas (Dart)

23 Detached Townhomes (Proposed)

PC: Recommend Approval

CC: TBD



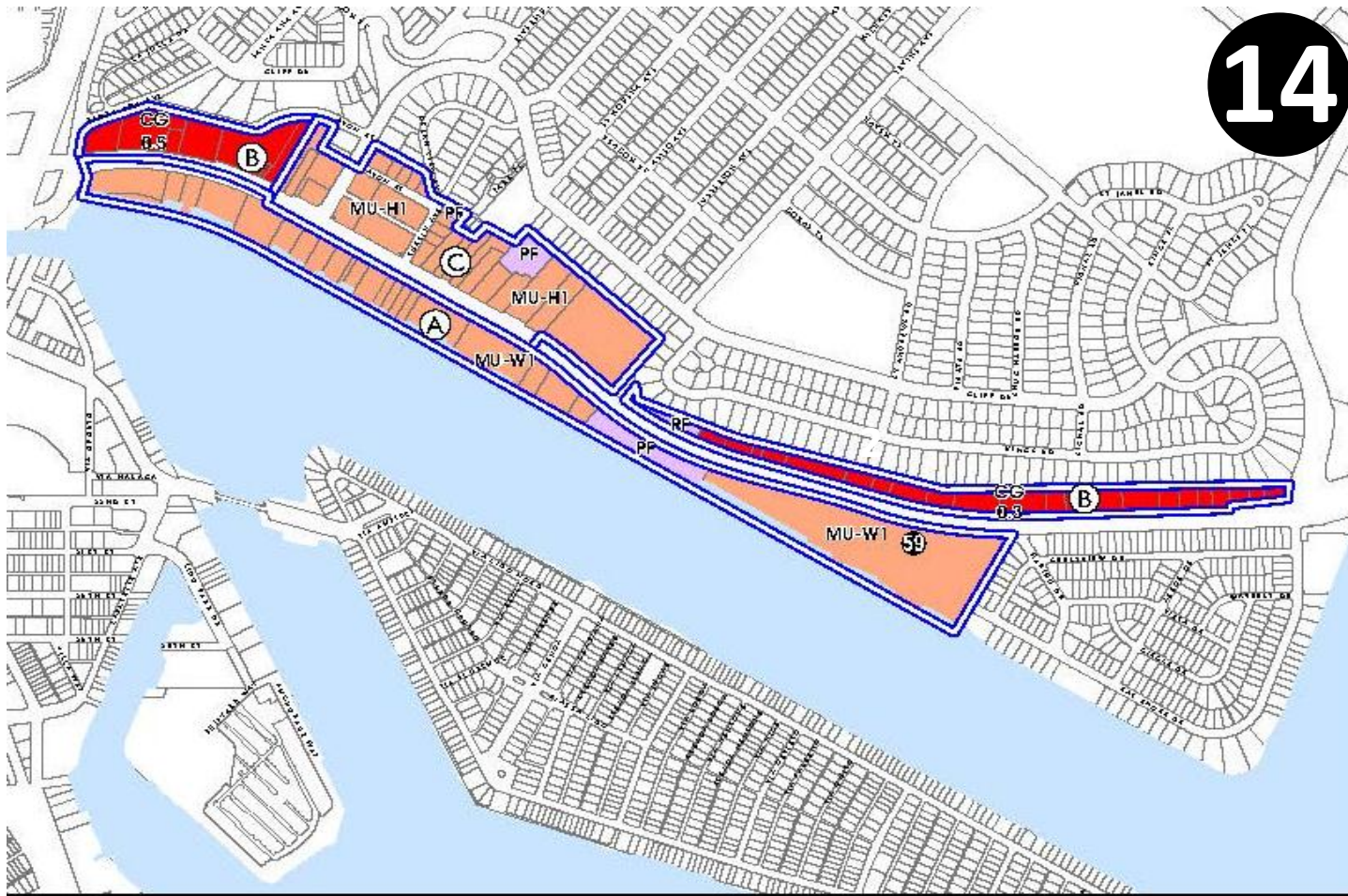


No Change in Capacity

14

Mariners' Mile Supporting Facts:

Economic analyses indicate General Plan residential densities sufficient for development feasibility



LAND USE POLICY

- (A) Harbor and Marine-Related Commercial, Institutional Use, Housing and Mixed-Use on Maximum of 50% of Parcels with 200' Linear Frontage
- (B) Commercial

- (C) Neighborhood-Serving Retail, Mixed-Use Buildings (Housing Above Retail), Multi-Family Residential, with Retail on Highway Frontage



Land Use Changes



1526 Placentia Avenue (King's Liquor)

Supporting Facts:

Commercial-developed property designated by GP for multi-family housing, re-designate to reflect existing use

GP: Multiple Unit Residential (RM)

Allowed Density: 18 DU/Acre

Recommended Designation:

Commercial General (CG)

Allowed Density: 0.5 FAR

Recommended Reduction: 6 DUs

Remaining Capacity: 7,424 SF
(existing)





Land Use Changes



1499 Monrovia

Supporting Facts:

Vacant office building
abutted by multi-family
residential

GP: Multiple Unit Residential (RM)
Allowed Density: 18 DU/Acre
Recommended Designation: Public
Facilities (PF) or RM 18 DU/Acre





Land Use Changes



813 East Balboa Blvd Day Spa/Legere Property

Supporting Facts:

Underutilized property,
re-designation for mixed-
use offers continuity with
adjoining properties

GP: Two-Unit Residential (RT)
Allowed Density: 18 DU/Acre
Recommended Designation: Mixed-
Use Vertical (MU-V)





Modified Capacity



Newport Center/Fashion Island

Supporting Facts:

Consistent with the 2006 GP acknowledging Newport Center as an area appropriate for some growth, additional increases will facilitate restricting growth in other areas and provide a growing tax base supporting City services and other community priorities

Recommended Increases:

Regional Office: 500,000 SF

Regional Commercial: 50,000 SF

Multi-Family Dwellings: 500



Modified Capacity



Harbor Day School

Supporting Facts:

Provides opportunity for expanded facilities and student enrollment

GP Designation: Private Institutional (0.35 FAR)

Allowed Floor Area: 99,708 SF

Recommended Increase: 14, 244 SF (0.4 FAR)

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Questions and Answers